

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Williamsport

State: PA

PJ's Total HOME Allocation Received: \$6,013,196

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	98.94 %	94.92 %	5	93.41 %	93		95
% of Funds Disbursed	89.39 %	89.08 %	15	84.68 %	62		67
Leveraging Ratio for Rental Activities	5.74	4.76	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	94.15 %	72.06 %	3	68.18 %	89		93
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.00 %	82.28 %	12	80.32 %	58		64
% of 0-30% AMI Renters to All Renters***	24.00 %	37.40 %	23	45.16 %	20		16
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	95.04 %	100		100
Overall Ranking:			In State:	4 / 29	Nationally:	78	80
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,050	\$19,533		\$26,037	25 Units		10.90 %
Homebuyer Unit	\$28,445	\$15,828		\$14,755	90 Units		39.10 %
Homeowner-Rehab Unit	\$13,624	\$15,982		\$20,487	115 Units		50.00 %
TBRA Unit	\$0	\$5,858		\$3,225	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Williamsport PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,485	\$96,341	\$13,719
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.0	85.6	85.2	0.0
Black/African American:	20.0	13.3	13.0	0.0
Asian:	0.0	0.0	0.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.9	0.0

ETHNICITY:

Hispanic	0.0	1.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	72.0	23.3	41.7	0.0
2 Persons:	4.0	25.6	30.4	0.0
3 Persons:	16.0	17.8	11.3	0.0
4 Persons:	4.0	18.9	7.0	0.0
5 Persons:	4.0	13.3	5.2	0.0
6 Persons:	0.0	1.1	1.7	0.0
7 Persons:	0.0	0.0	2.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	21.1	19.1	0.0
Elderly:	76.0	5.6	36.5	0.0
Related/Single Parent:	16.0	28.9	19.1	0.0
Related/Two Parent:	4.0	30.0	16.5	0.0
Other:	4.0	14.4	8.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	92.0	

of Section 504 Compliant Units / Completed Units Since 2001 10

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Williamsport State: PA Group Rank: 78
(Percentile)
State Rank: 4 / 29 PJs Overall Rank: 80
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	94.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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